



---

# 2147 & 2151 Tremont Place

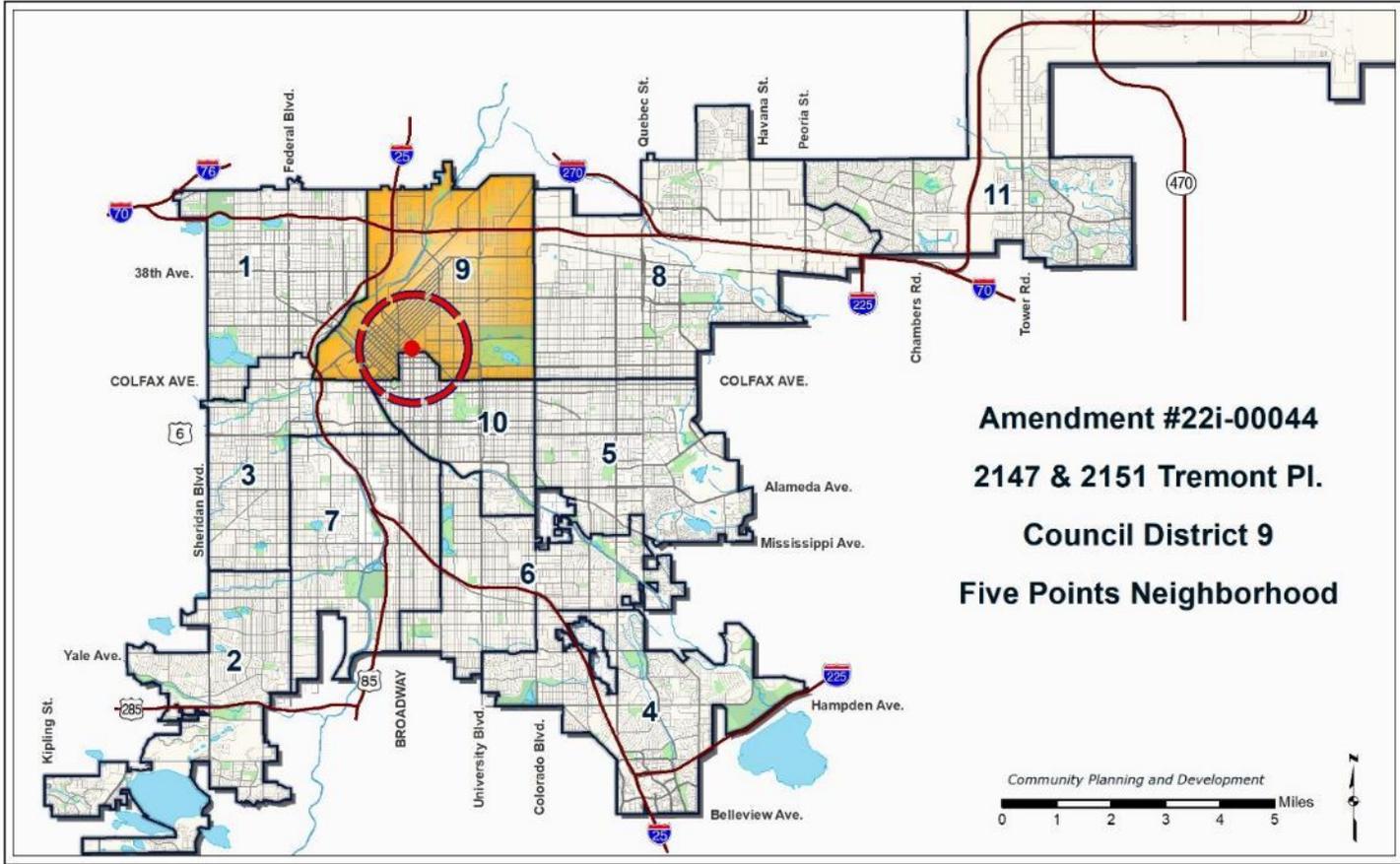
2022I-00044

Request: PUD 194 & PUD 369 to G-MU-3 UO-3 w/waivers

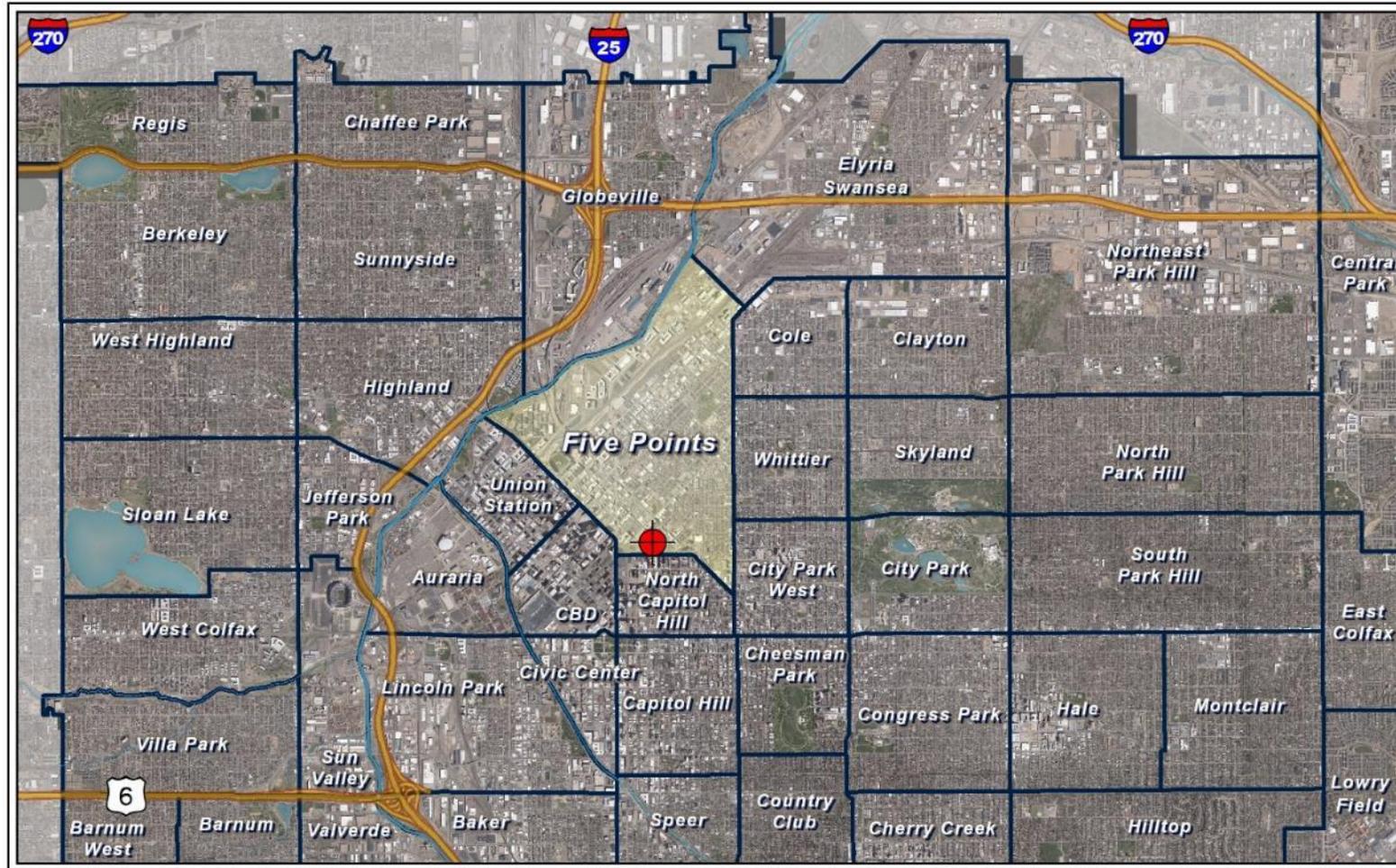
City Council Date: 10.31.2022

Presenter: Andrew Webb

# Council District 9: Candi CdeBaca



# Five Points Neighborhood



# Request: G-MU-3 UO-3 with waivers



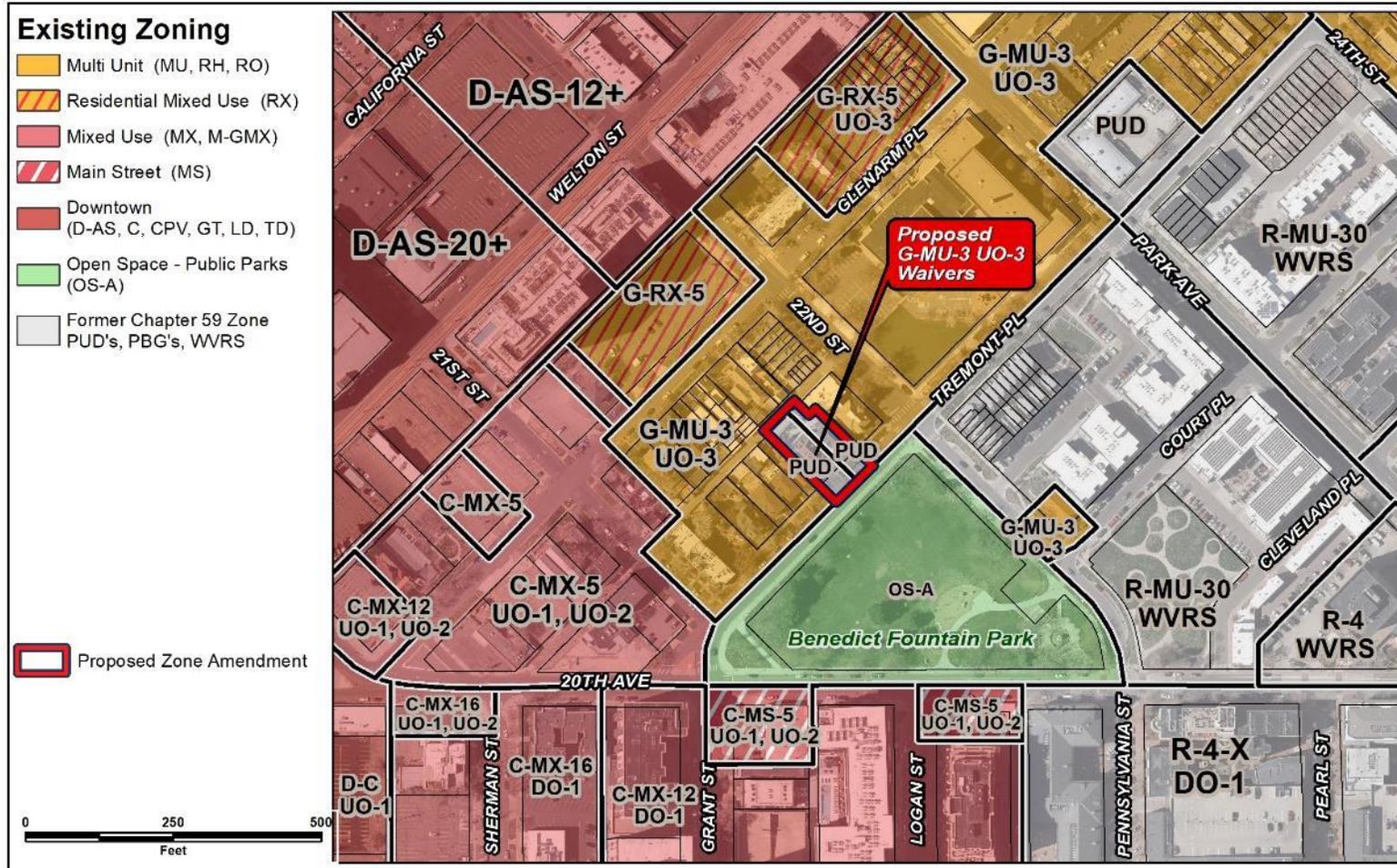
- Location
  - Approx. 10,591 square feet or 0.24 acres
  - Two contributing structures to the Clements Historic District
- Proposal
  - Rezoning from PUD 194 & 369 to G-MU-3 UO-3 with waivers
    - Waiver to allow a manager to live on site or adjacent to the subject sites.

# Proposed Waiver

Section 12.4.10.6 of the DZC enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for one waiver, as detailed in the attached application and which would read as follows:

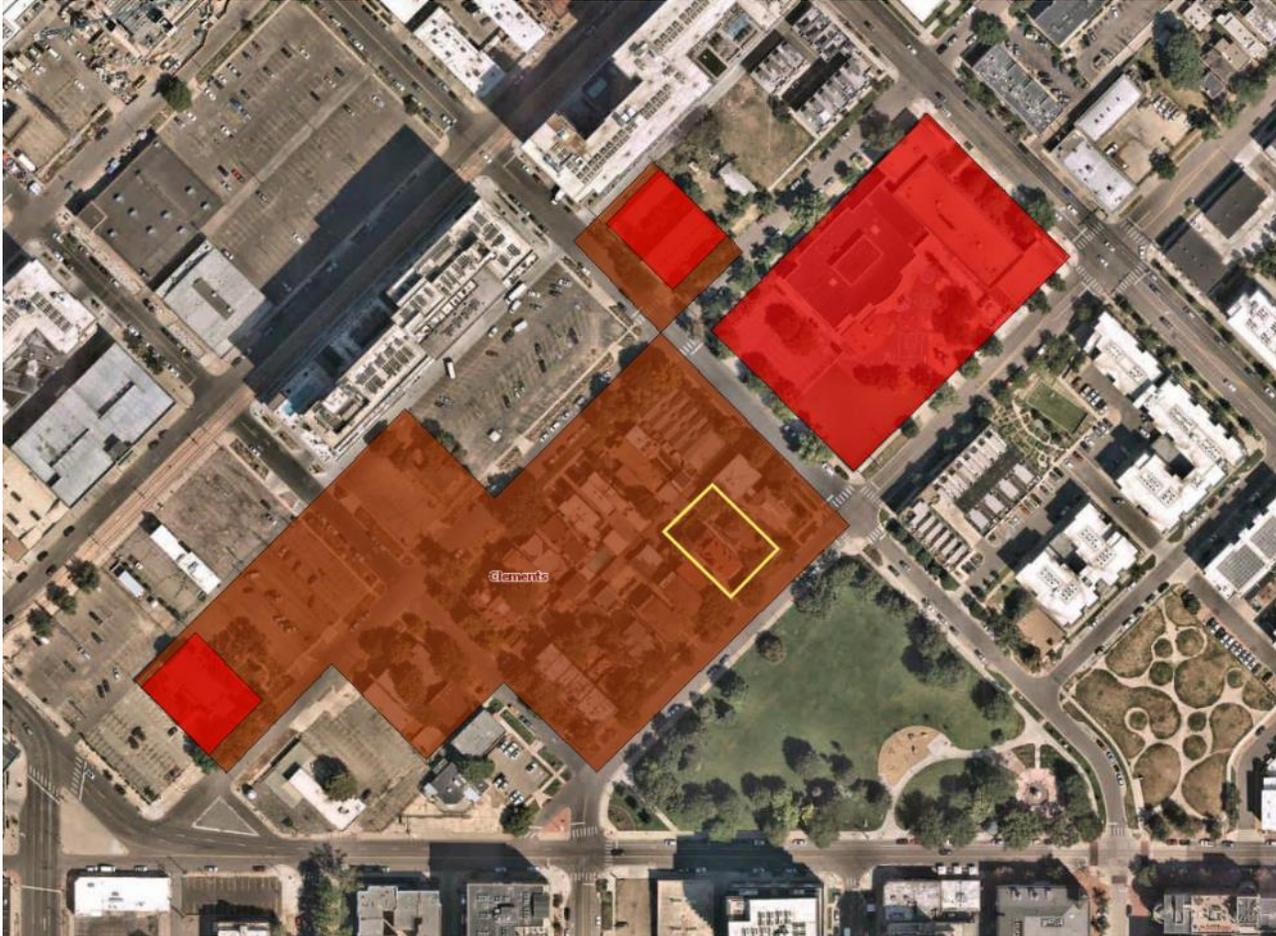
Waive the provision in DZC 9.4.4.8.F.1 that “The applicant for establishment of the bed and breakfast lodging use is the owner of record and uses the structure as his/her principal residence,” and instead, a manager or operator of the bed and breakfast lodging use, who may or may not be the property owner, shall use a structure located at either 2137, 2147 or 2151 Tremont Place as his/her principal residence. The intent of the waiver is to remove the UO-3 requirement that the owner of the structure housing the bed and breakfast use that same structure as their principal residence and instead require a business manager or operator, who may or may not be the property owner, to live on site or adjacent to the permitted bed and breakfast lodging use

# Existing Zoning



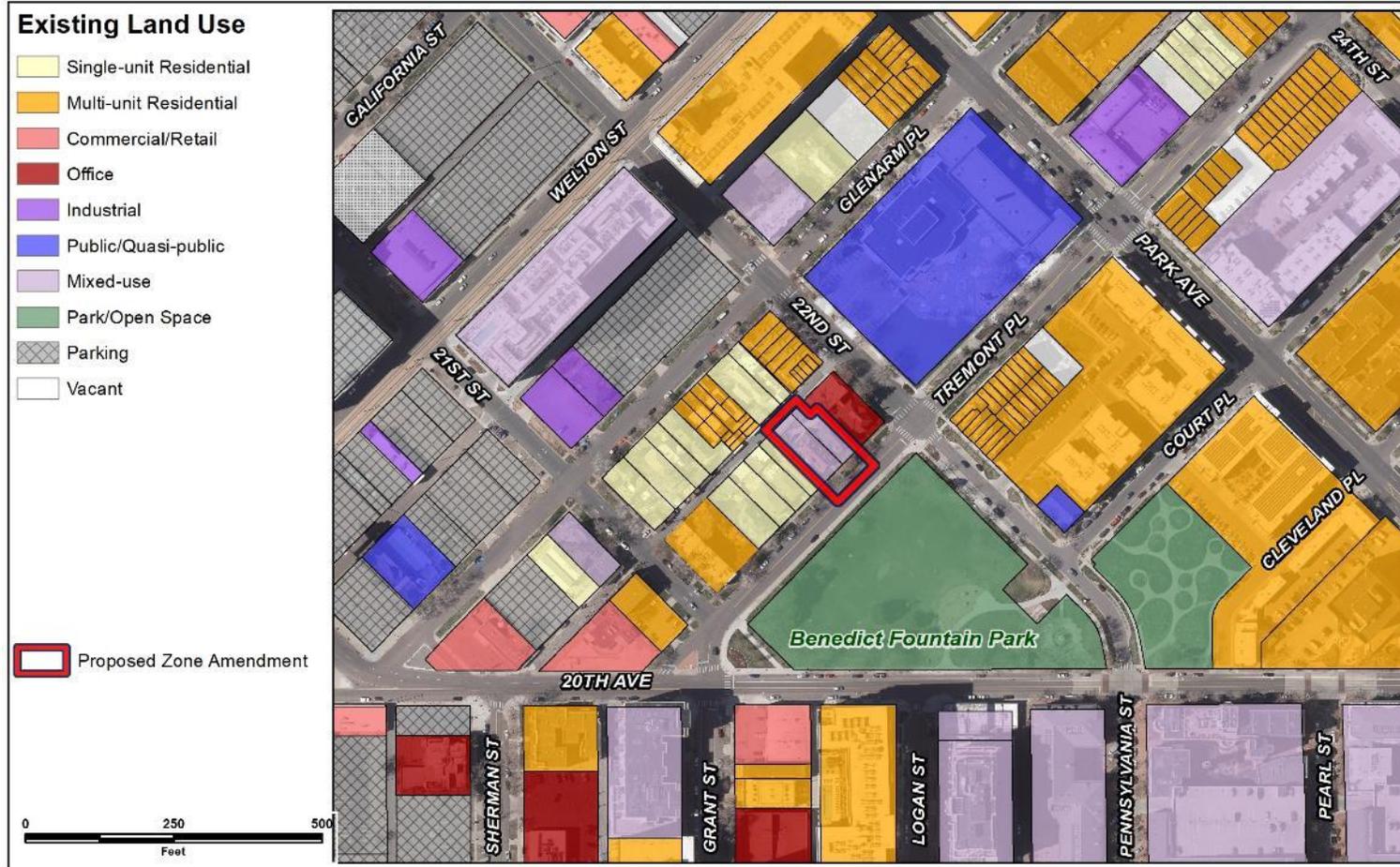
- Zoning: PUD 194 & 369
- Surrounding Zoning:
  - G-MU-3 UO-3
  - OS-A
  - R-MU-30 wvrs
  - C-MX-5 UO-1, UO-2
  - G-RX-5

# Historic District



- Clements Historic District
- Established in 1975
  - Contributing structures

# Existing Land Use



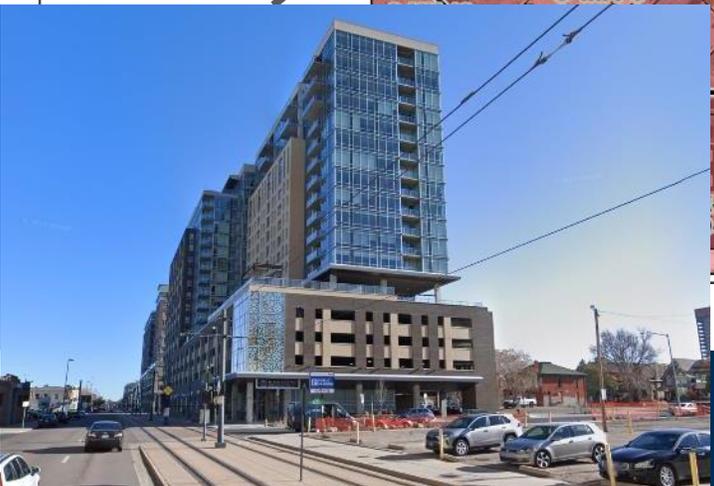
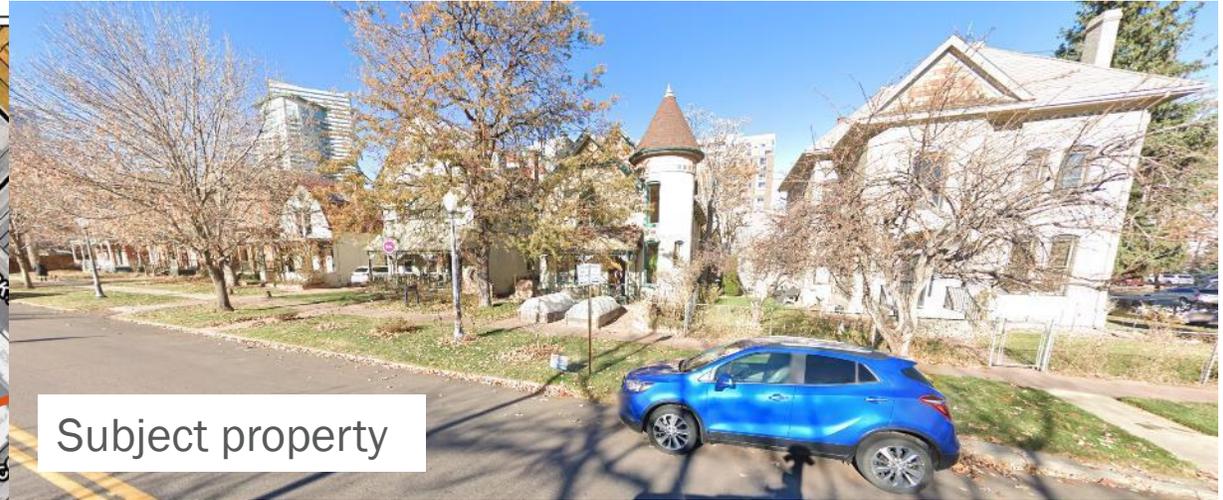
Land Use: Mixed Use

## Surrounding Land Uses:

- Multi Unit Residential
- Single Unit Residential
- Office
- Park/Open Space
- Public/Quasi Public

# Existing Building Form/Scale

- Existing Zoning**
-  Multi Unit (MU, RH, RO)
  -  Residential Mixed Use (RX)
  -  Mixed Use (MX, M-GMX)
  -  Main Street (MS)
  -  Downtown (D-AS, C, CPV, GT, LD, TD)
  -  Open Space - Public Parks (OS-A)
  -  Former Chapter 59 Zone PUD's, PBG's, WVRS



# Process

- Informational Notice: 6/24/2022
- Planning Board Notice: 8/23/2022
- Planning Board Public Hearing: 09/07/2022
- LUTI Committee: 9/13/2022
- City Council Public Hearing: 31/10/2022 (tentative)
- Public Comment
  - Nine letter of support

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Downtown Area Plan (2007)*
- *Northeast Downtown Neighborhood Plan (2011)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Adopted Plans: Comprehensive Plan



- Equitable, Affordable and Inclusive Goal 1, Strategy C - Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

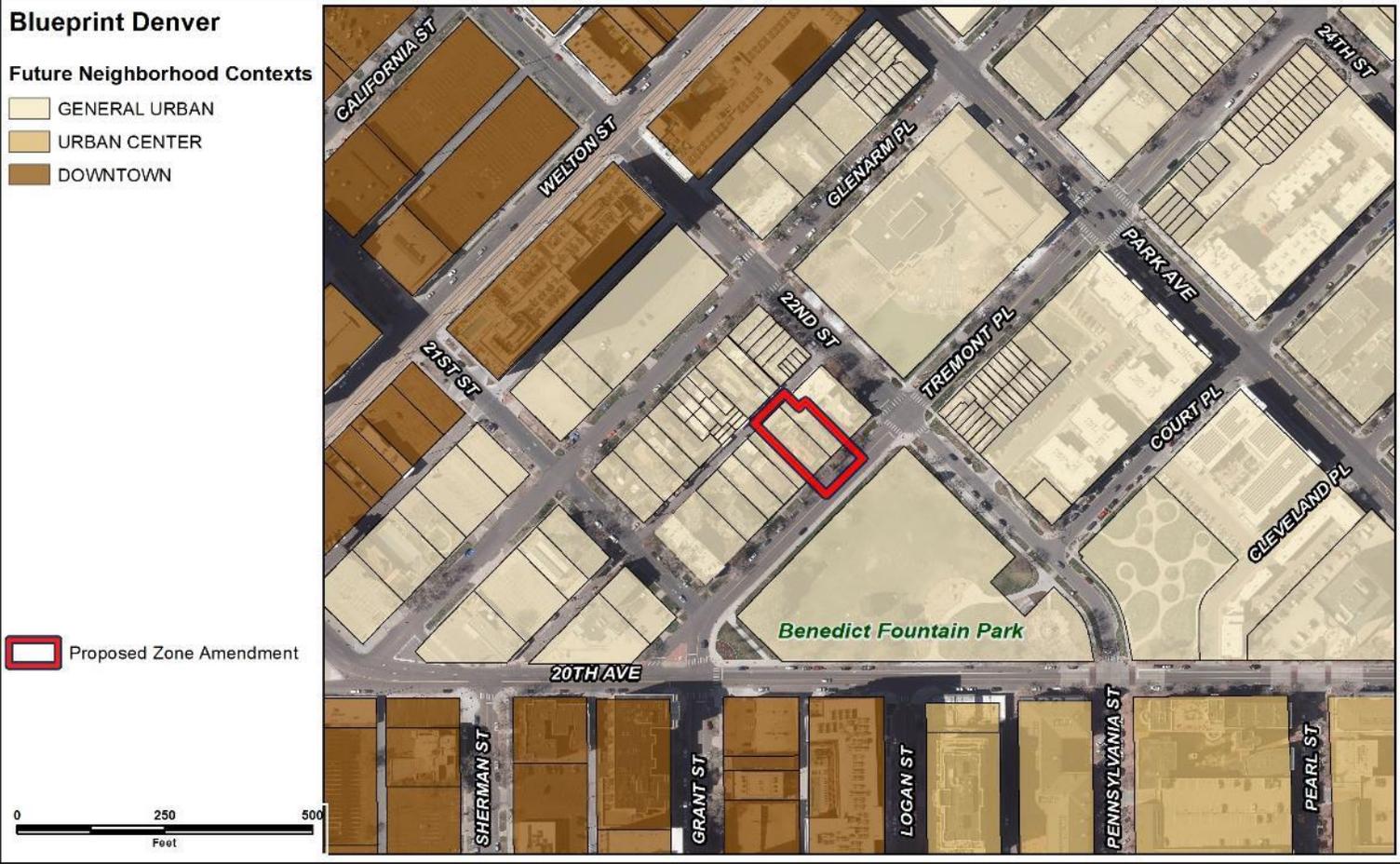


Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).



- Strong and Authentic Neighborhoods Goal 3, Strategy C – Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most (p. 34).
- Strong and Authentic Neighborhoods Goal 3, Strategy E – Support the stewardship and reuse of existing buildings, including city properties (p. 34).

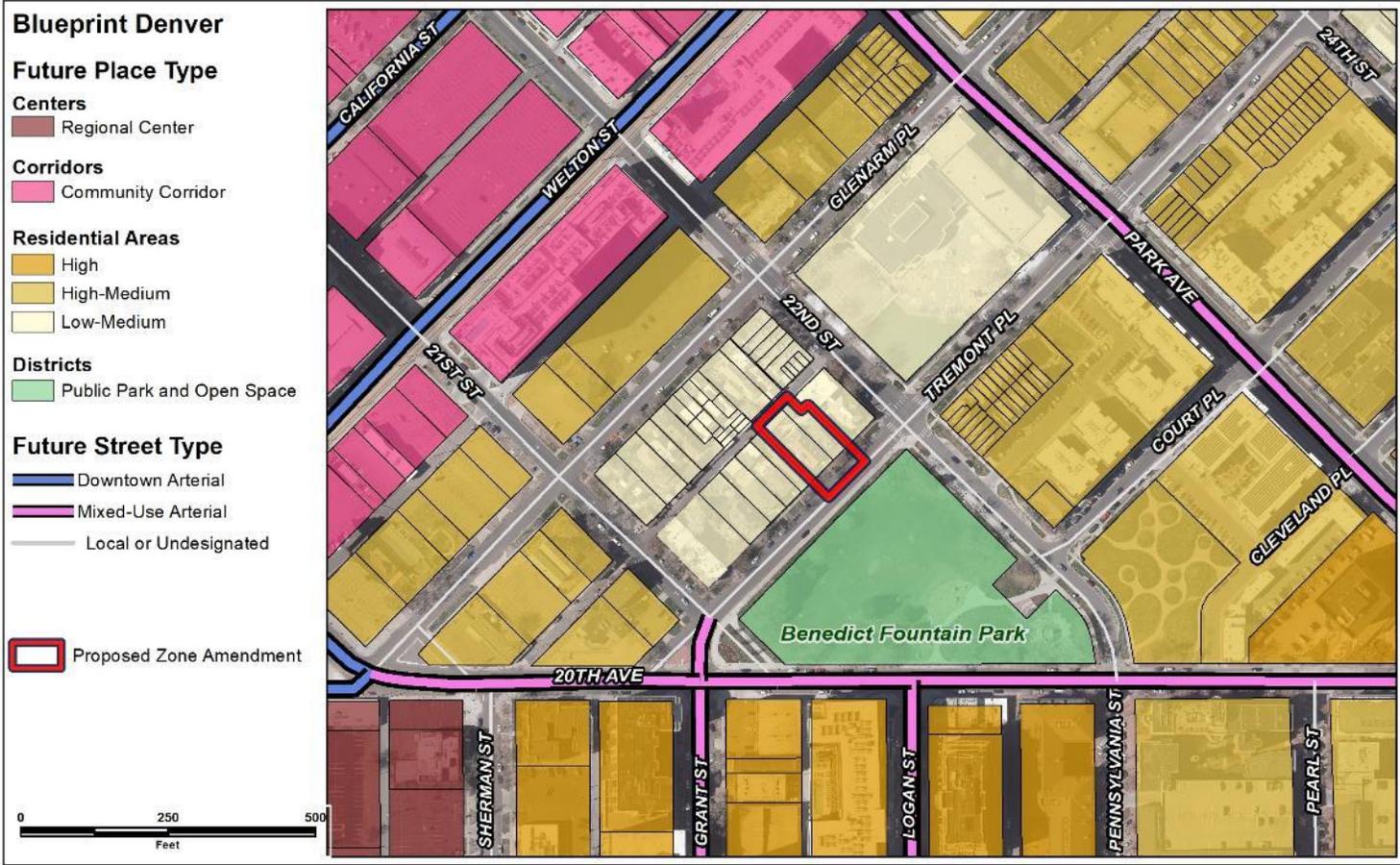
# Consistency with Adopted Plans: Blueprint Denver 2019



Blueprint Denver  
(2019)

General Urban

# Consistency with Adopted Plans: Blueprint Denver 2019



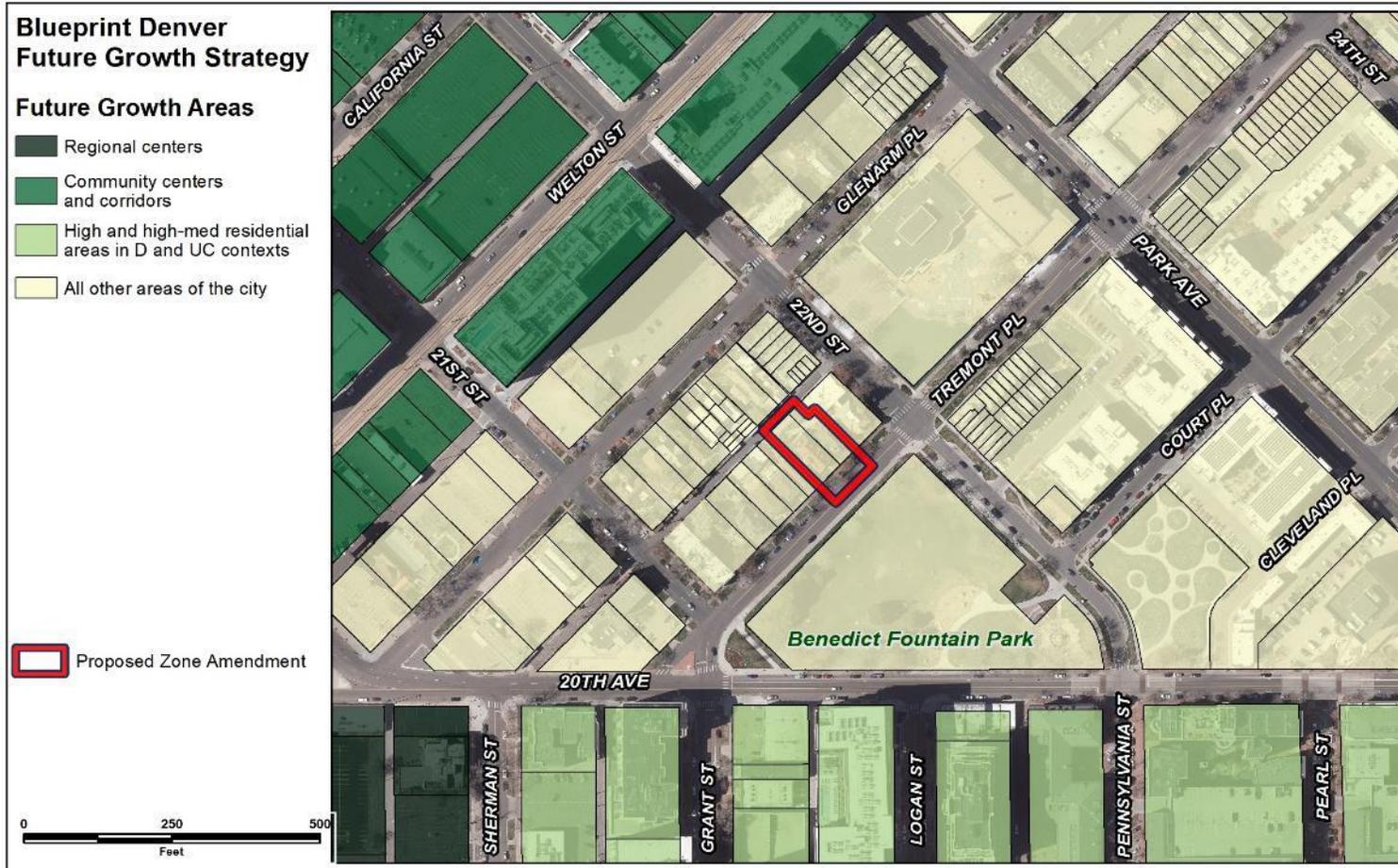
### Low Residential

- Predominately single- and two-unit uses on smaller lots
- Limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established
- Buildings are generally up to 2.5 stories in height

### Local Streets

- Designed for the highest degree of property access and the lowest amount of through movement

# Consistency with Adopted Plans: Blueprint Denver 2019



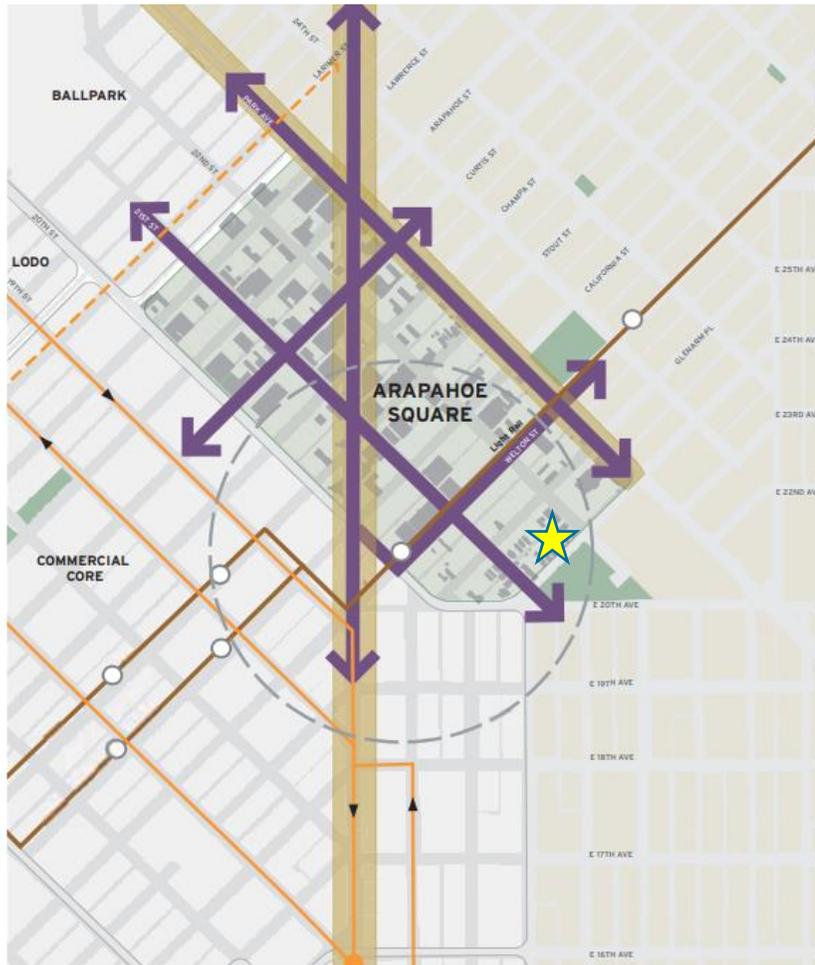
## Growth Areas Strategy

- All other areas of the city
  - 10% of new jobs
  - 20% of new housing

# Consistency with Adopted Plans: Blueprint Denver 2019

- Strategies
  - Land Use and Built Form: General Policy 2, Strategy E: *In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures*
  - Land Use and Built Form: Design Quality and Preservation Policy 2, Strategy A: *Continue the city's commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance*
  - Land Use and Built Form: Design Quality and Preservation Policy 2, Strategy I: *Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods*
- Custom Zoning
  - Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances
  - Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area

# Consistency with Adopted Plans: Downtown Area Plan (2007)



Arapahoe Square Strategy

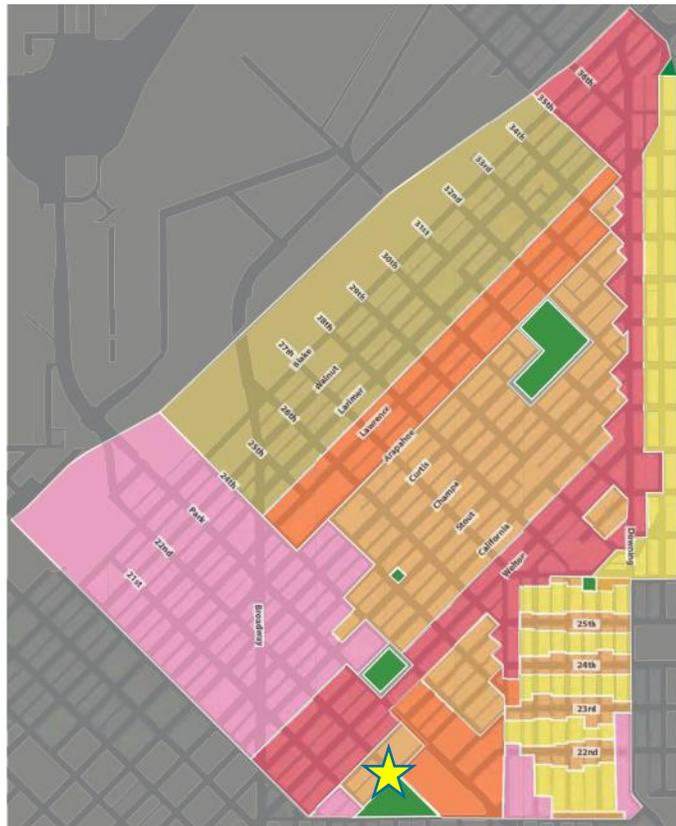
## Legend

- LRT Stop
- LRT Line
- Proposed FasTracks Rail Line
- Intra-Downtown Transit
- Opportunity Site
- Grand Boulevard
- ▨ Special District
- Priority Pedestrian Connection
- 1/4-mile Radius Around Key Node/Transit Hub
- Neighborhood-Serving Retail

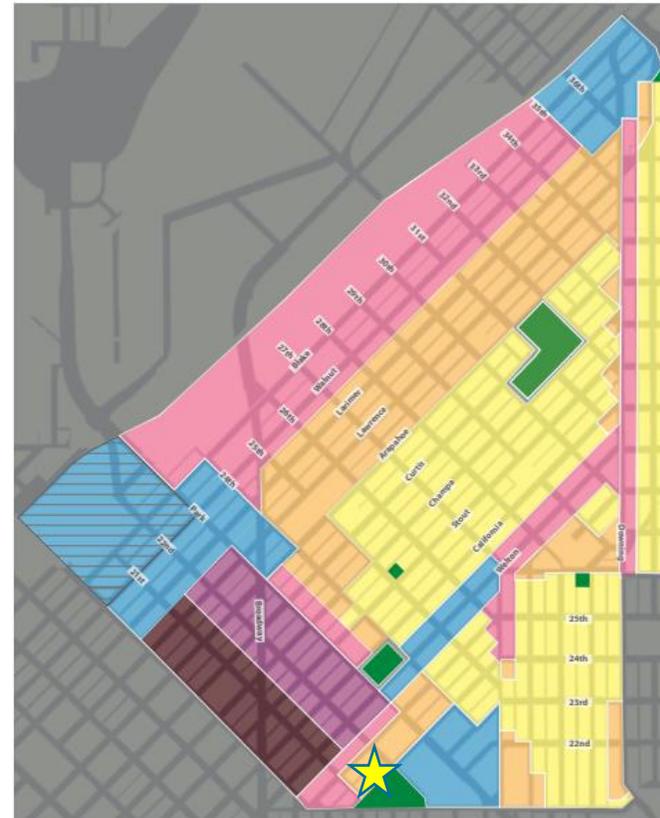
Key recommendations for the Arapahoe Square District include:

- Encourage appropriate redevelopment of surface parking lots and underutilized properties.
- Identify redevelopment opportunities adjacent to the Welton Street Light Rail Transit line.

# Consistency with Adopted Plans: Northeast Downtown Neighborhoods Plan



Future Land Use Map



Concept Height Map

## CONCEPT BUILDING HEIGHTS AMENDED IN 2016

The 38th & Blake Station Area Height Amendments, as adopted under Ordinance 2016-0760, refines and updates the building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station. The future building heights map included in 38th & Blake Station Area Height Amendments supersedes building height maps and recommendations included in this plan.



Guiding principles established in the Plan relevant to this rezoning include:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or changing conditions in the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4,
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent